PETITION F R ZONING RE-CLAST FICATION AND/OR SPECIAL EXCEPTION

CONING COMMISSIONER OF BALTIMORE COUNTY: Trustees of the Sheppard & Enoch Pratt Hospitals

....legal owners. of the property situate in Baltimore

(Other 1,-34-74) in Baltimore anty and which is described in the description and plat attached hereto and made a part hereof,

County, to use the herein described property, for a medical office building in a D. R. 16 Zone

Prop "ty is to be posted and advertised as prescribed by Zoning Regula

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising osting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning

1107 Kenilworth Avenue Towson, Maryland 21204

409 Washington Avenue Towson, Maryland 21204

..., 1973., that the subject matter of this petition be advertised, as ired by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning

er of Baltimore County in Room 106, County Office Building in Towson, Baltimor County, on the 15th
A. M. JAN 12 73 PM day of Pebruary 197 3 at 11106'clock

Zoning Commissioner of Baltira are County.

The Trustees of the Sheppard and Enoch BAN Gerte Con Process - We Pros.

Towson, Maryland 21204

DAFT-MCCUNE-W KER, INC.

#w

K i

0017

DESCRIPTION

2.94 ACRE PARCEL FOR SPECIAL EXCEPTION FOR MEDICAL OFFICE BUILDING IN D.R. 16 ZONE

Septeming for the same at a point on the westernoots side of Osler Drive, 70 feet wide, at the distance of 1300 feet, more or less northerly of Stevenson Lere and running thence Horth 40 38 02* Most 350,81 feet, North 52° 55° 00° West 353,38 feet, North 41° 01° 21° East 41;35° feet, North 52° 55° 00° West 353,38 feet, North 41° 01° 21° East 41;35° feet, 70° feet wide, thence binding on the vest side of sold road Sold feet for West 53.6 feet and southerst 70° 77° feet and curve buttended by a form 1100 feet for a distance of 70° 77° feet and curve buttended by a form bearing South 10° 26° 16° East 697.17° feet to the place of beginning.

Containing 2.94 acres of land more or less.

DAFT-McCUNE-WALKER, INC.



Your Petition has been received and

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. S. Eric DiNenna, Zoning Commissioner Date. January 26, 1973

FROM Forman E. Gerber, Office of Planning and Zoning

SUBJECT Portition #73-181-X. West side of Osler Drive 1300 Feet North of Stevenson Lane.
Petition for Special Exception for a Medical Office Building Petitioner - The Trustees of the Sheppard and Enoch Pratt Hospital.

9th District

Thursday, February 15, 1973 (11:60 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

This proposed use is consistent with the County's Master Plan. The zoning was recommended by the Board in anticipation of a use of this nature.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Acting Director

Innumry 23 1973

Mr. S. Eric DiNenna, Zoning Commissione Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Di Nenna:

Comments on Item #130, Zoning Advisory Committee Meeting, Junuary 9, 1973

Property Owner: Samuel and Anna Birchfield

Property Owner: Samuel and Anna Birchfield
Location: N. F. Corner of North Dactor Avenue and Alma Avenue
Present Zoning: D.R.5.5
Proposed Zoning: Valanace from Section 1802.3C.1 to mental a front yard of
16 instead of required 25; a rear yard of 10 instead of required
30 and a front setback of 31 instead of required 50
1802.3C.2(50Nv.b.8)

District 15 No. Acres: 5,000 square feet

This plan has been reviewed and there are no site-planning factors requiring comment

John L. Wimbley

Planner i Project Planning Division Office of Planning and Zoning



February 1, 1973

JOHN J. DILLON, IR

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING STATE ROADS COMM

BUREAU OF HEALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMENT BOARD OF EDUCATION INDUSTRIAL DEVELOPMENT

RE: Special Exception Petition

Species
Litem 129
The Trustees of the Sheppard and
Enoch Pratt Hospital - Petitioners

John B. Howard, Esq., 409 Washington Avenue Towson, Meryland 21204

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

These comments are not intended to indicate the emproprieness of the zoning action requested, but to assure that all members are the zoning action requested, but to assure that all members are the zoning action requested in the zoning action zero and zoning that that may have a bearing on this case. The Director and/or Deputy Director of the Office of Planning and Zoning will submit recommendations on the approprieness of the requested zoning.

The subject property is located on the west side of Osler Prive, 1300 feet north of Steventon Leno, in the 9th Oslarric of Battimore County. This residential (0.8,16) zoned property is presently uninproved. The adjacent roperty to the north and met of this site is public land owned by Towson State College, St., Joseph Mospital is located directly across Osler Drive at this location.

This petition is accepted for filing, however, revised site plans must be submitted to this office orior to the hearing that indicate revisions request by the Department of Traffic Engineering, the Office of anning, and the Sureau of Engineering.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

marchite JOHN J. DILLON, JR., Chairman, Zoning Advisory Committee

(Enclosure)
cc: Daft-McCune-Walker Inc.
1200 East Jonne Road (21204)

JJD:JD

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIPPORD. P.E. WM. T. MALZER

January 17, 1973

Hr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item 129 - ZAC - January 9, 1973
Property Owner: Trustees of Sheppard & Enoch Prott Hospital
Osler Drive N. of Stevenson Lane
Special exception for a medical office building 'n a
D.R. 16 zone - District 9

The subject petition is requesting a special exception for a medical office building.

As presently zoned, this site can be expected to generate approximately 350 trips per day. With the proposed special exception, this site can be expected to generate approximately 750 trips per day. Should this special exception be granted, this site should be restricted to one entrance.

Michael Hanigar

Michael S. Flanigan Treffic Engineer Associate

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Acting Director

FOR

CEIVED 1

2

January 23, 1973

Mr. S. Eric Di Nenna, Zoning Commissione

Mr. S. Eric Univenia, Zoning Co Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 212U4

Comments on Item #129, Zoning Advisory Committee Meeting, January 9, 1973.

Property Owner: Trustees of Sheppard a.d Enoch Pratt Hospital Location: W/S of Osler Drive, 1300' N of Stevenson Lane Proposed Zoning: Special Exception for a medical office building in a D.R.16 zone.

The height of the building must be shown on the site plan. The number of entrances, to the parking area, should be limited to one (directly across from the hospital

short Memble John L. Wimbley Project Planning Division

Britimore County, Maryland Bepartment Of Bubite Borke

COUNTY OFFICE BUILDING

February 1, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120h

Re: Item #129 (1972-1973) Property Owner: Trustees of Shoppard and Enoch Pratt Hospital

W/S of Osler Drive, 1300°N, of Stevenson Lane Present Zoning: D.R. 16 Proposed Zonin: Special Exception for a medical office building in a D.R. 16 Zone District: 9th

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Osler Drive is a recently constructed County street. No further highway improvements are proposed at this time. However, any additional construction or reconstruction of a dewalk, curb and gutter, entrance, apron, etc. in connecti with the further development of this site will be the full responsibility of the betitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Development of this requesty through stripping, grading and stabilization could result in a section for usion problem, descripe private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide mecessary drainage facilities (temporary or permanent) prevent creating any muisances or dranges to adjacent properties, especially by the feedbratation of surface waters. Correction of any probles which may result, due to proper grading or improper installation of drainage facilities, would be the full pombbility of the Petitions.

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON: MARYLAND - 21204

Date: January 10, 1973

Mr. s. Eric DiNenna Zoning Commissioner County Office Building

Property Owner: Trustees of Sheppard and Dooch Pratt Hooghtal Location: W/S of Galar Inive 1000' N of Stevenson Lane Present Zoning: Doil, 16 Proposed Zoning: Decial Exception for a medical office building in a D.M. 16 Zone.

District: No. Acrest

If this parcel of land was used for apartments, we could expect approximately 9 elementary students from it. We would not realize any students from a medical office building.

Very truly yours, W. Nick Petrovich

MRS ROBERT L BERNEY

WIP/ml

JOSEPH N. MIDOWAN

T. BAYARD WILLIAMS JU BICHARD W TRACEY VAND Item #129 (1972-1973)
Procerty Owner: Trustees of Sheppard and Enoch Pratt Hospital
Page 2
February 1, 1973

Storm Drains: (Cont'd)

The Petitioner is cautioned that no encroachment by construction of any structure, including footings will be permitted within County rights-of-way or utility

mater and Sanitary Sewer:

Public water suprly and manitary sewerage are available to serve this property.

Very truly yours,

Document or Diver FLISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: FAM: FWR: 88

N-NW Key Sheet 33 & 31 NE 1 Position Sheets NE 9A Topo 70 Tax Map

January 10, 1973

-BALTIMORE COUNTY. MARYLAND

DONALD J. ROOP, M.D., M.P.H.

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 2120

Dear Mr. DiNenna:

Comments on Item 129, Zoning Advisory Committee Meeting January 9, 1973, are as follows:

Property Owner: Trustees of Sheppard and Enoch Pratt Hospital Location: W/S of Osler Drive, 1300' N of Stevenson Lane Location: W/S of Usier Drawe, 2006 Present Zoning: D.R. 16 Proposed Zoning: Special Exception for a medical office building in a D.R. 16 zone

Metropolitan water and sever are available to the site.

DEPARTMENT OF HEALTH-

site may be subject to a permit to con-truct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Health Care Facilities Comments: State laws and regulations require submission of plans and specifications for any new or renovated health care facility.

Department of Water Resources Comments: If lubrication work and oil changes are performed at this location, revised plans must be substited showing method providing for the elimination of waste oil in accordance with the Department of Water Resources requirements.

Very truly yours,

Thomas H. Deviia, Director BUREAU OF ENVISONMENTAL SERVICES

HVB:mn& cc: W.L. Phillips



CERTIFICATE OF PUBLICATION

TOWSON, MD. January 25 1973

THIS IS TO CERTIFY, that the annexed advertisement was sublished in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., accessing each ok one time __mecessive weeks before the __15th day of February 1973, the first publication appearing on the 25th day of January

THE, JEFFERSONIAN,

Cost of Advertisement \$





TOWSON, MD 21204

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dimenna Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper publishe weeks before the 29 day of January 19 73 that is to say, the same

STROMBERG PUBLICATIONS, Inc

15160

73-181- X

CERTWICATE OF POSTING

District. 2.2	Date of Posting 140.29-197
Posted for SPECIAL EXCEPT.	ION
Petitioner: JRUSTEE S. AF. JEL	SHIPPARA AND ENORH PRATT MESPITAL
Location of property: W.S. OF ON	LE DR. 1300 CT. W. OF STEVANSON LAND
Location of Signa: 1: M/s of 0	Stan IV. 1325 1 - 17 NOF STENOSON : NO.

Remarks:	······
Posted by Sharle 21 22 4	Date of return: FEBL 2 - 1975

- 7040

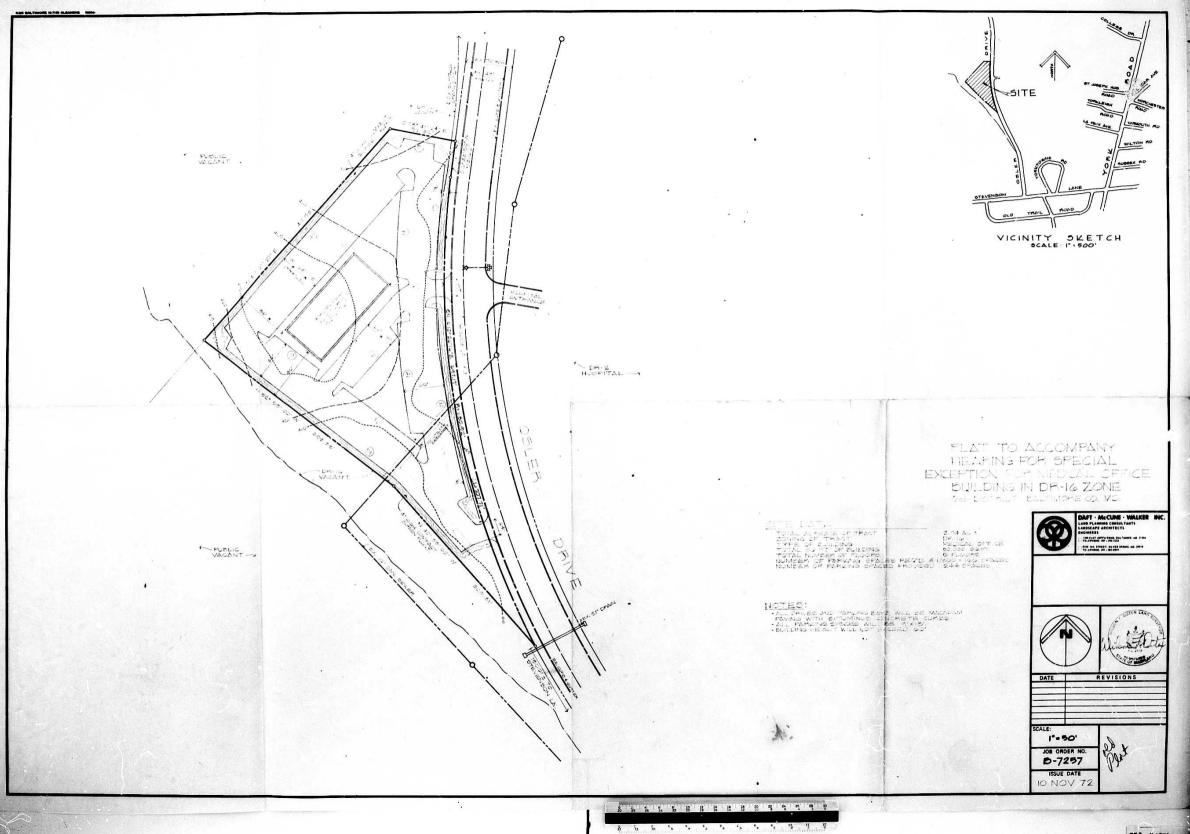
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FUNCTION	Wall Map Ori		Ori	ginal Duplicate		icole	Tracing		200 Sheet	
FORCTION	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied							T			
Granted by ZC, BA, CC, CA										
Reviewed by:		-	(d Pla	tline	or desc	riptic	on	

Ahn B. Houard, Easts 109 Machington Avenue Tenson, Paryland 21201	111	Y OFFICE OF PLAN inty Office Build W. Chesapeake A ison, Meryland 21	ling 👏	Itm 129
this 12th	Your Petit	ion has been rec	elved and accepted fo	or filing
		A.	HOZ ERIC DINENNA	
		Zon	ing Commissioner	
Patitioner The Tra	ERROR PROTE	appard and Respite!	"	10
Petitioner's Attor ccs Boft-HcCune-Malker 1200 East Ajpa Res	lee.		Reviewed by Advisor	y Comittee

OFFICE OF FINANCE - I	NEVENUE DIVISION	
DATE Feb. 15, 197	73 e ACCOUNPAN	62
	AMOUNT_\$4	3.25
	DISTRIBUTION	
Jahren - CABHIER	PINK - AGENCY	YELLOW - CUSTOMER
Joseph P. Ha 1107 Kenilwo Towson, Md.	rtin Drive	
Advertising a	and posting of re-	erty for Proplem of

BALTIMORE COUN O PICE OF FIRE & - R MISCELLANEOUS C	EVERUE DIVISION	№. ₹7009
DATE JAMEST	22, 1973ccount 01-	662
	AMOUNT_\$	50.00
WHITE - CASHIER	PAR - AGENCY	VELLOW - CUSTOMER
Townon, Mt. 21206	dd, Harray & House e. ial Emogration for 1 r Pratt Hospital -	i The Trustees of the

	BILTIMORE COUNTY OFFICE OF PLANNING AND ZONING
	County Office Building III W. Champerior Avanue Transen, Marylania 20204
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FEB -5 1974

